

Feb 17, 2020

To Whom It May Concern;

MyKabin LLC is pleased to present the following submission for your DADU pre-approved plans process consideration.

**Contact info:**

G. Clint Jones, Co-Founder

MyKabin LLC

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**Project Description:**

This project proposal is for our Teton model. Teton features a two bedroom, one and a half bathroom 650SF floorplan. It offers a narrow footprint designed both for trucking to a site in two units as well as fitting in narrow rear yards while maximizing space for a couple. The upstairs of the unit is lofted throughout (minus bathroom attic) to provide a large feeling interior space with ample windows for natural light as well as plenty of storage and cabinetry space. This particular unit is designed to maximize allowable interior square footage in low rise 2 zones while maintaining the smallest footprint possible. Although the roof line is only available in a traditional gable style roof, we have many siding options in order to integrate well with many home styles.

**Narrative:**

MyKabin provides accessible DADU units that are affordable, usable, thoughtfully designed, and minimum 4 Star Built Green. All units are designed to work with a low impact foundation system which enables overall lower costs, guaranteed pricing to the clients, and a shorter construction timeline compared to traditional stick-built construction methods. We offer traditional and modern designs to allow for flexibility to coordinate with existing architectural design and style preferences. Our design keeps our outside footprint as small as possible to maintain privacy and lot aesthetics, while allowing ample interior living space. We also work with our clients to customize certain elements of the interior layout for personalization. Our units are typically assembled in place but are designed to be Labor and Industries (L&I) inspected and then craned in if desired/available.

**Estimate of Construction Cost:**

This unit has a guaranteed price to the consumer that include permitting, foundation, installation/construction, and utility hook-ups starting at: \$230,000 + tax. Whether built in place or crane-in, the pricing for either method of construction will not change the base price of the unit.

**Major Materials:**

We utilize structural insulated foam panels (SIPs) for the entire shell on all our products and a beam system for our foundation. Our installation process is streamlined and repeatable from site to site allowing us to ensure a lower cost and quicker construction timeline. Our units typically have horizontal cement board siding, such as Hardy Plank, along with a standing seam metal roof. Other options are available depending on desired aesthetic. We use energy efficient Milgard Trinsic Series windows. All our units are minimum 4 Star Built Green.

**Mechanical Systems:**

For units that are under about 600SF, we use electric resistance heating as our units are incredibly energy efficient. On our larger units we use a heat pump. All units can be upgraded to heat pump if desired. Our base model packages start with a traditional electric tank water heater but may be upgraded to an electric OnDemand System. All units are equipped with an energy recovery ventilator (ERV) unit as a standard feature.

**Plan Pricing:**

We will offer this plan set for \$1,000.00 with additional work requested to be performed at an hourly rate of \$125.00/hr.



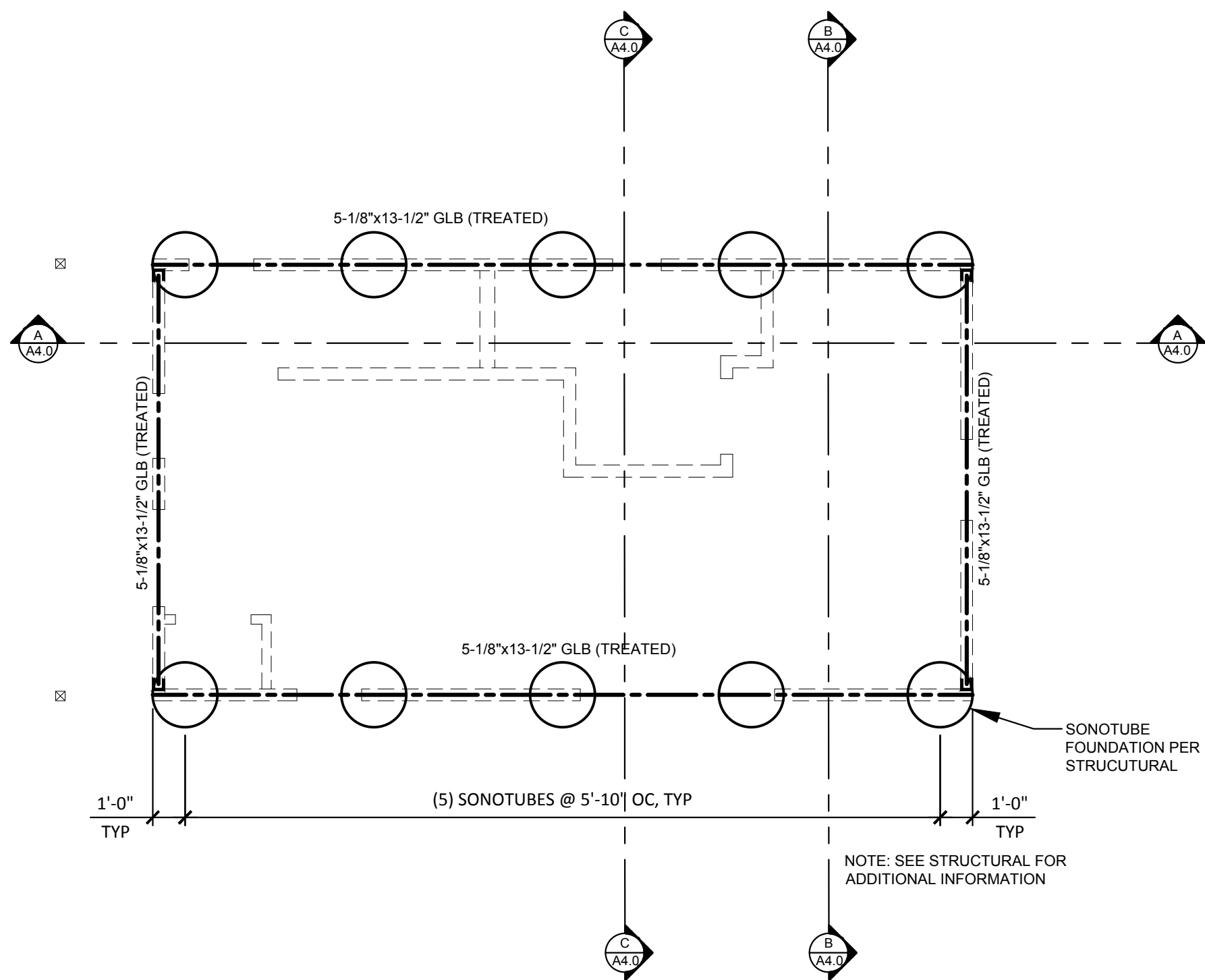




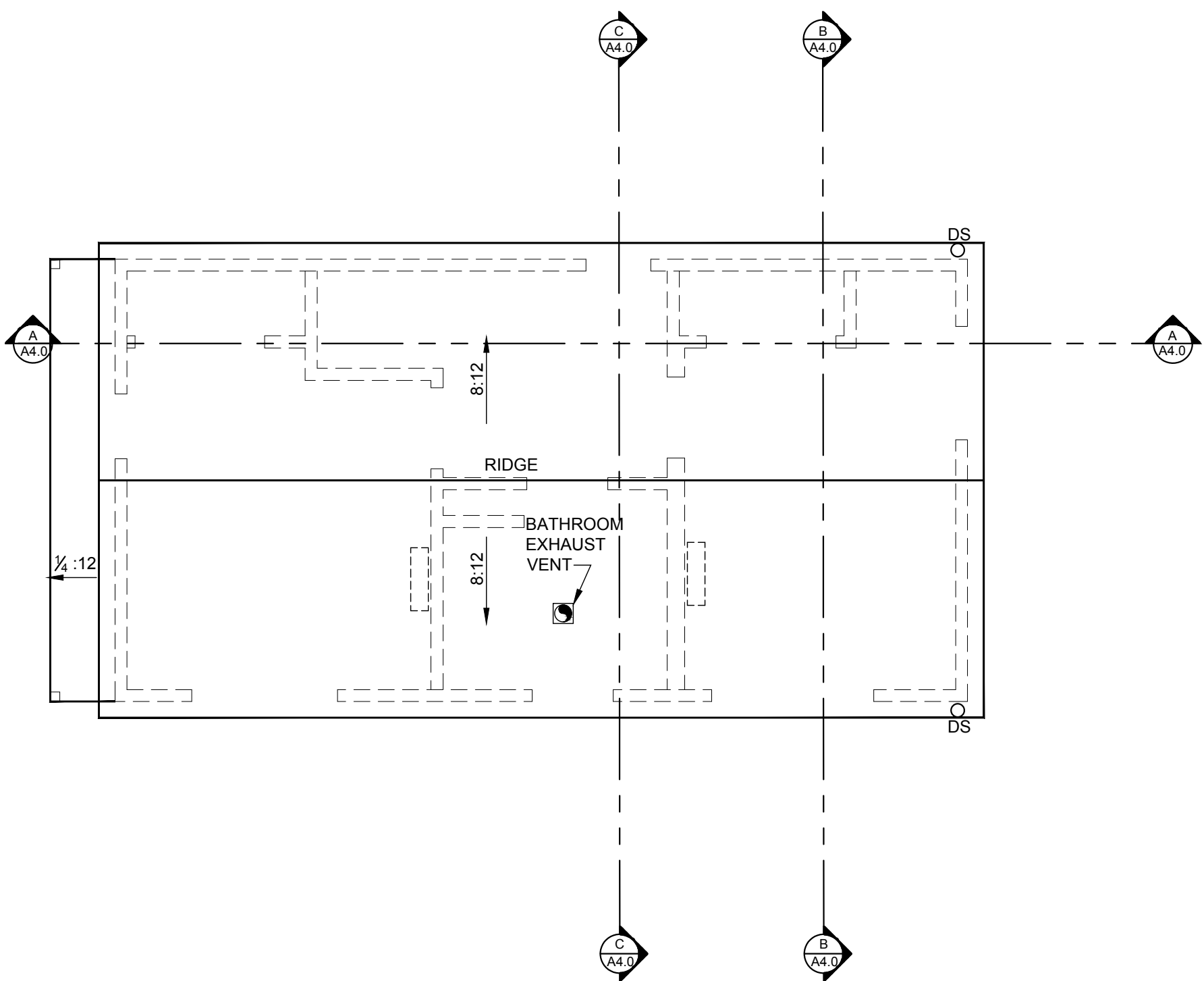




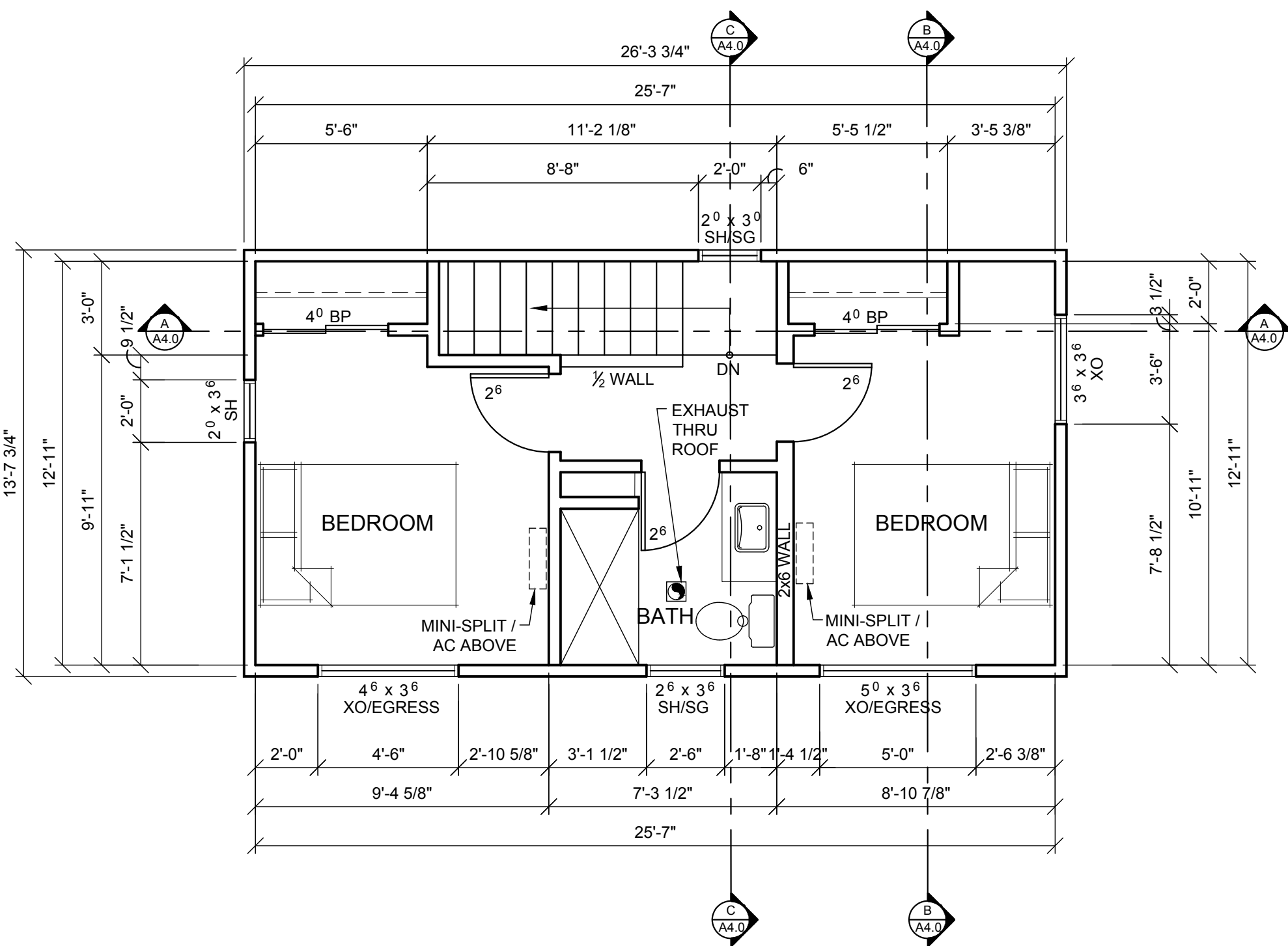




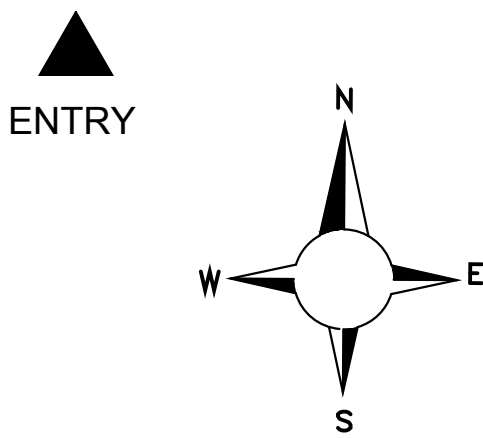
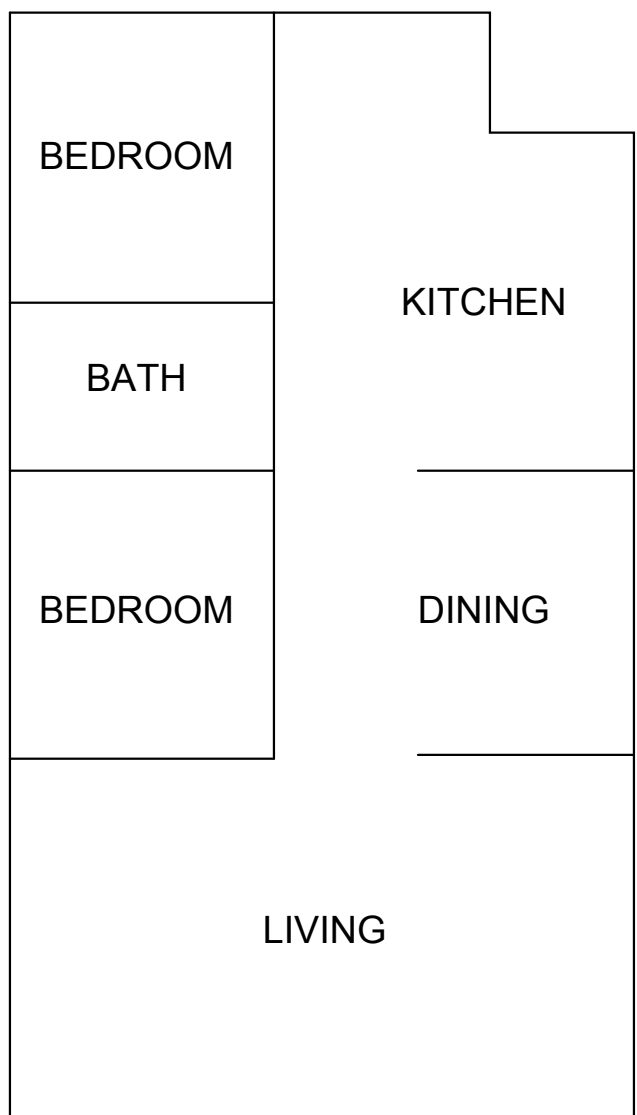
FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"



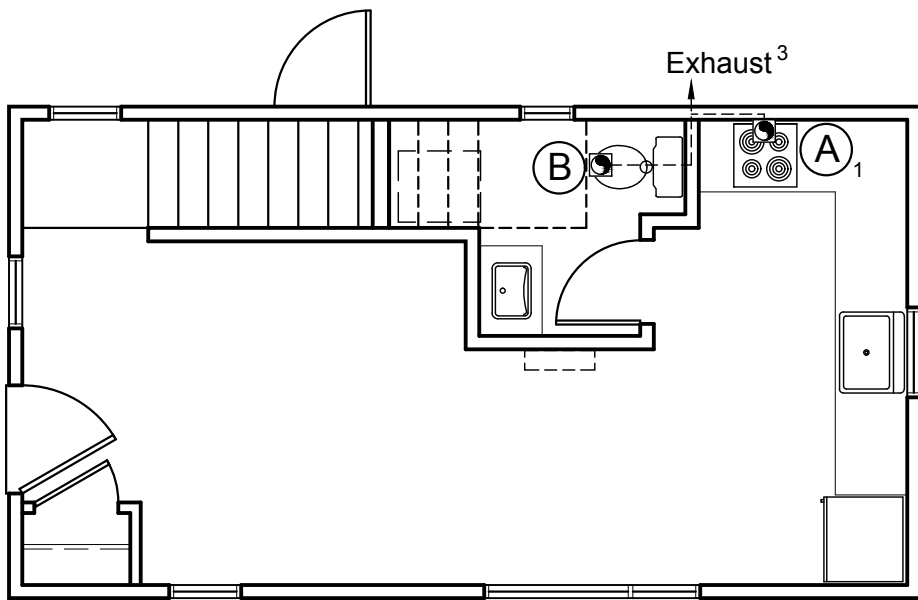
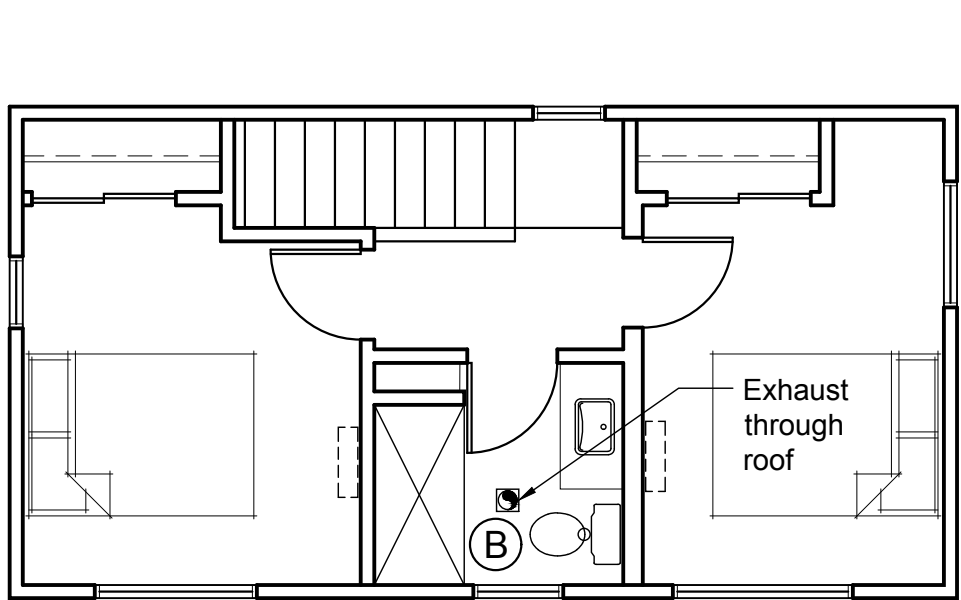
ROOF PLAN  
SCALE: 1/4" = 1'-0"



UPPER FLOOR PLAN  
SCALE: 1/4" = 1'-0"



EXISTING RESIDENCE FLOOR PLAN  
SCALE: 1/8" = 1'-0"



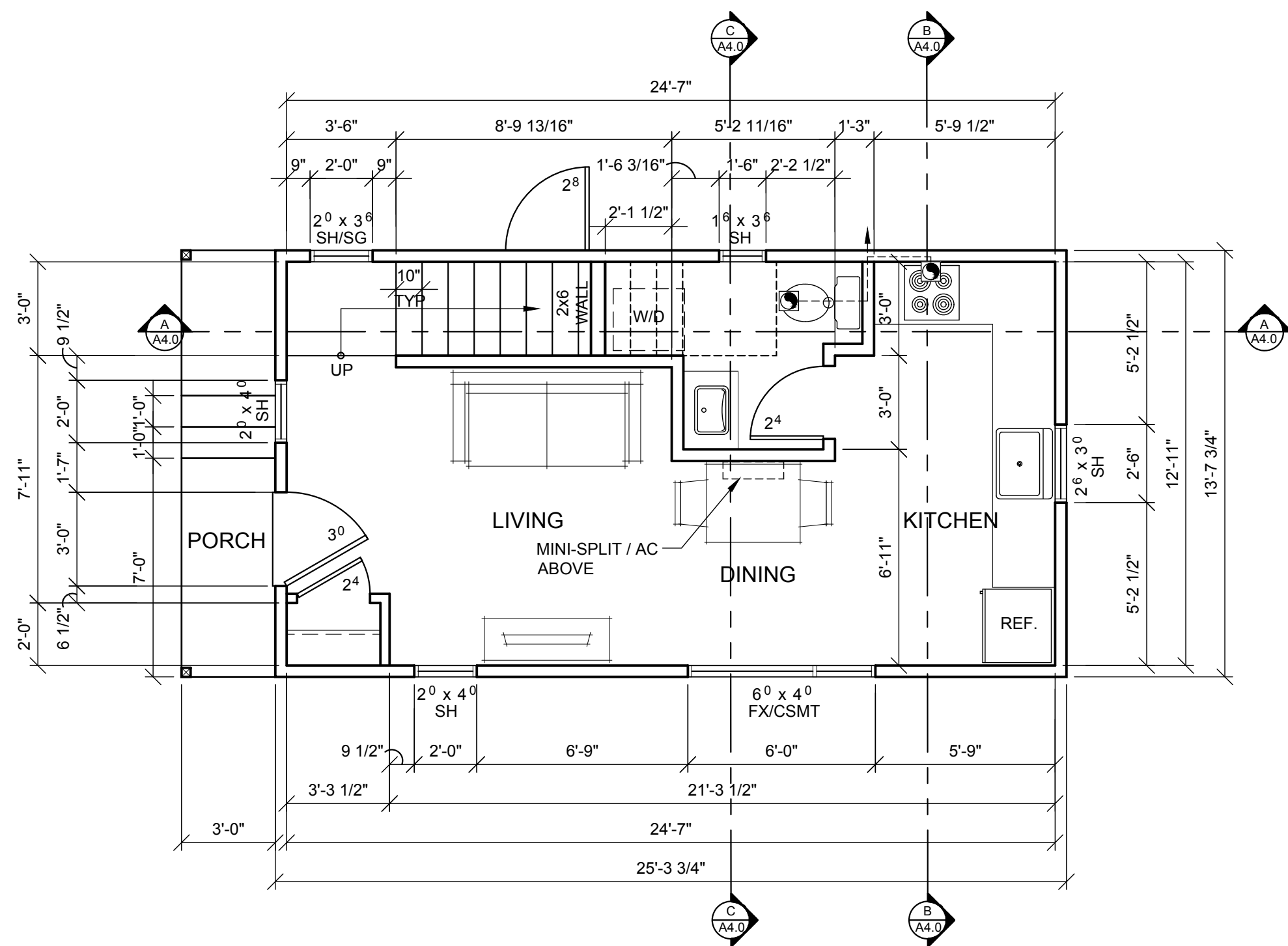
MECH. DIAGRAM  
SCALE: 3/16" = 1'-0"

SUPPLY AND EXHAUST GRILLS

MARK	CFM	OPERATION	GRILL TYPE	EQUIPMENT TYPE
A	80 - 100 CFM	CONTINUOUS	EXHAUST	EXHAUST FAN
B	50 - 80 - 100 CFM	INTERMITTENT	EXHAUST	EXHAUST FAN

VENTILATION NOTES:

- Local exhaust ventilation air flow rate is based on continuous operation per SRC table M1507.4 or SMT table 403.3.
- Whole house ventilation is provided via exhaust fan that operates continuously, per SRC table M1507.3.3(1) or SMC table 403.8.1.
- Exhaust outlet location shall be per SRC section R303.5.2.
- Fresh outdoor air intake location shall be per SRC section R303.5.1 and M1507.3.7.3.
- The HRV shall operate continuously at a speed to provide min fresh outdoor air supply rate 40 CFM.



MAIN FLOOR PLAN  
SCALE: 1/4" = 1'-0"

FENESTRATION SCHEDULE

QUAN	MFG/MODEL	TYPE	WIDTH	HEIGHT	U-FACTOR	MATERIAL	NFRC 100 CERT.
1	RELIABILT Model #218787	FULL LITE/SG	3'-0"	6'-8"	U=0.27	STEEL INSULATED CORE - LOW E	YES
2	MILGARD TRINSEC 2210	SH	2'-0"	4'-0"	U=0.28	VINYL - DOUBLE GLAZED - LOW E w/ ARGON	YES
1	MILGARD TRINSEC 2210	FX/CSMT	6'-0"	4'-0"	U=0.28	VINYL - DOUBLE GLAZED - LOW E w/ ARGON	YES
1	MILGARD TRINSEC 2210	SH	2'-6"	3'-0"	U=0.28	VINYL - DOUBLE GLAZED - LOW E w/ ARGON	YES
1	MILGARD TRINSEC 2210	SH	1'-6"	3'-6"	U=0.28	VINYL - DOUBLE GLAZED - LOW E w/ ARGON	YES
2	MILGARD TRINSEC 2210	SH	2'-0"	3'-6"	U=0.28	VINYL - DOUBLE GLAZED - LOW E w/ ARGON	YES
1	MILGARD TRINSEC 2210	SH/SG	2'-0"	3'-0"	U=0.28	VINYL - DOUBLE GLAZED - LOW E w/ ARGON	YES
1	MILGARD TRINSEC 2210	SH/SG	2'-6"	3'-6"	U=0.28	VINYL - DOUBLE GLAZED - LOW E w/ ARGON	YES
1	MILGARD TRINSEC 2210	XO	4'-6"	3'-6"	U=0.28	VINYL - DOUBLE GLAZED - LOW E w/ ARGON	YES
1	MILGARD TRINSEC 2210	XO	5'-0"	3'-6"	U=0.28	VINYL - DOUBLE GLAZED - LOW E w/ ARGON	YES
1	MILGARD TRINSEC 2210	XO	3'-6"	3'-6"	U=0.28	VINYL - DOUBLE GLAZED - LOW E w/ ARGON	YES

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CLIENT  
Suh  
6312 8th Ave NE  
Seattle, WA 98115

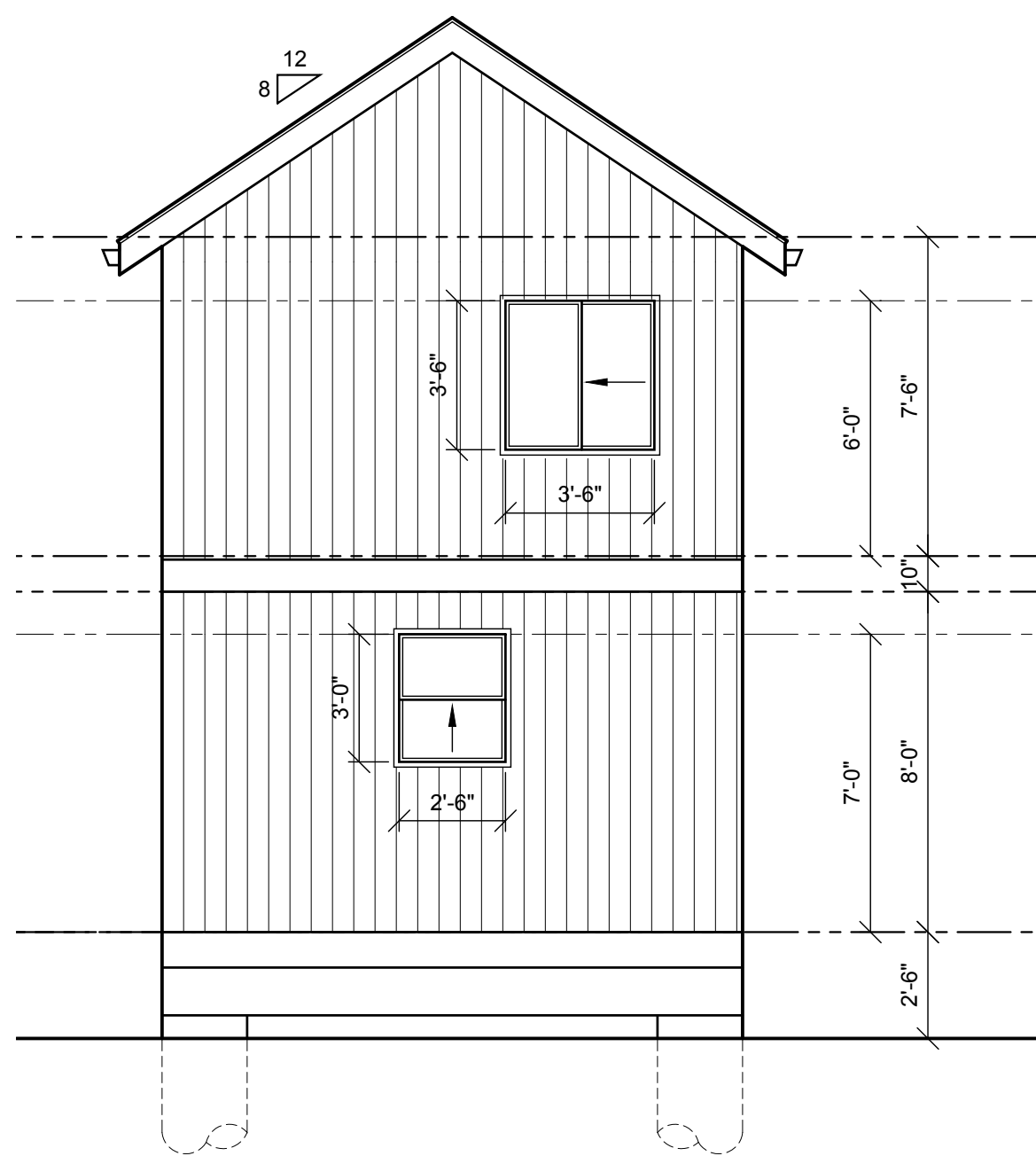
ISSUE  
12/06/19  
RE-ISSUE

PROJECT NO.  
0140  
PROJECT  
Suh

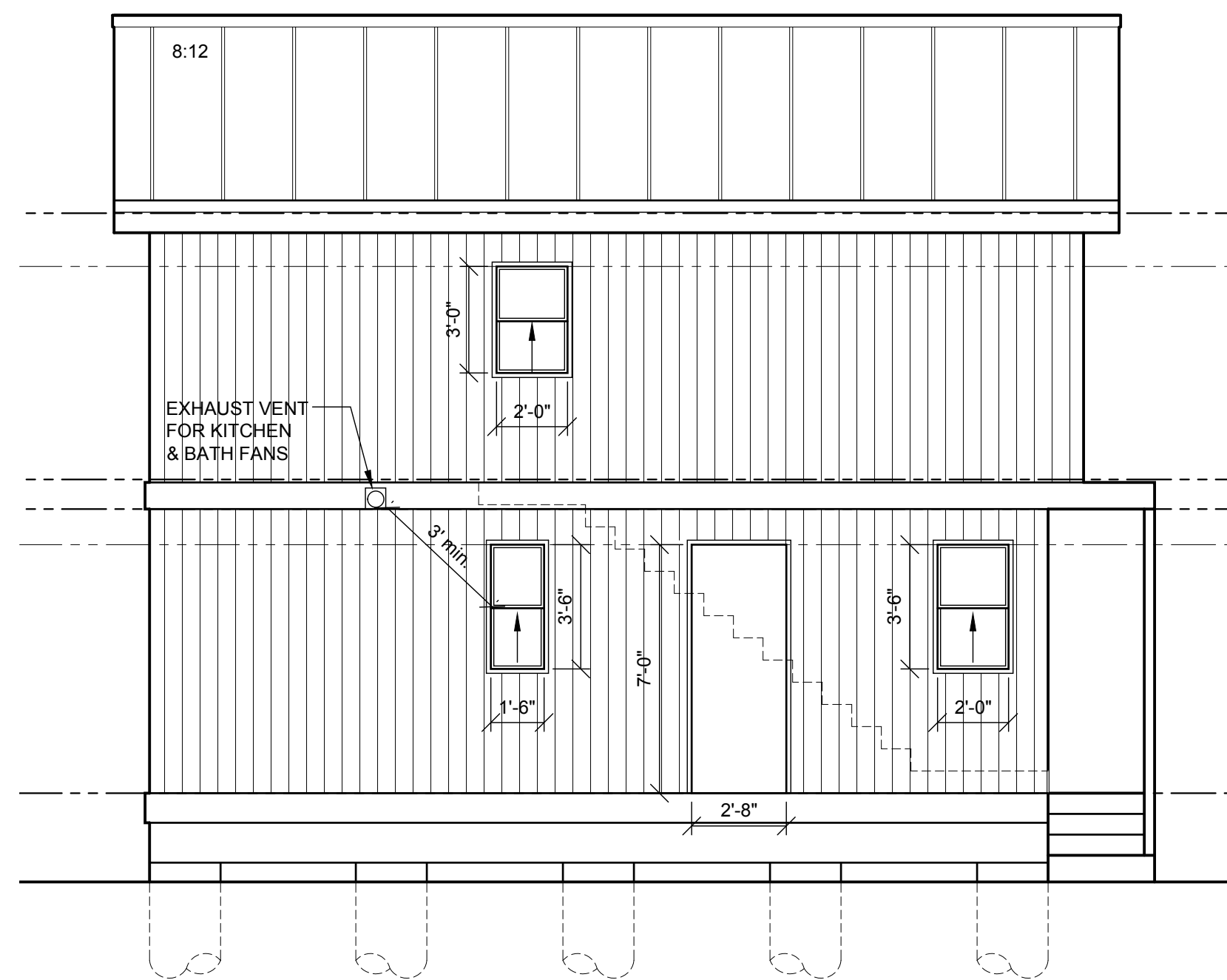
Floor Plan  
Roof Plan



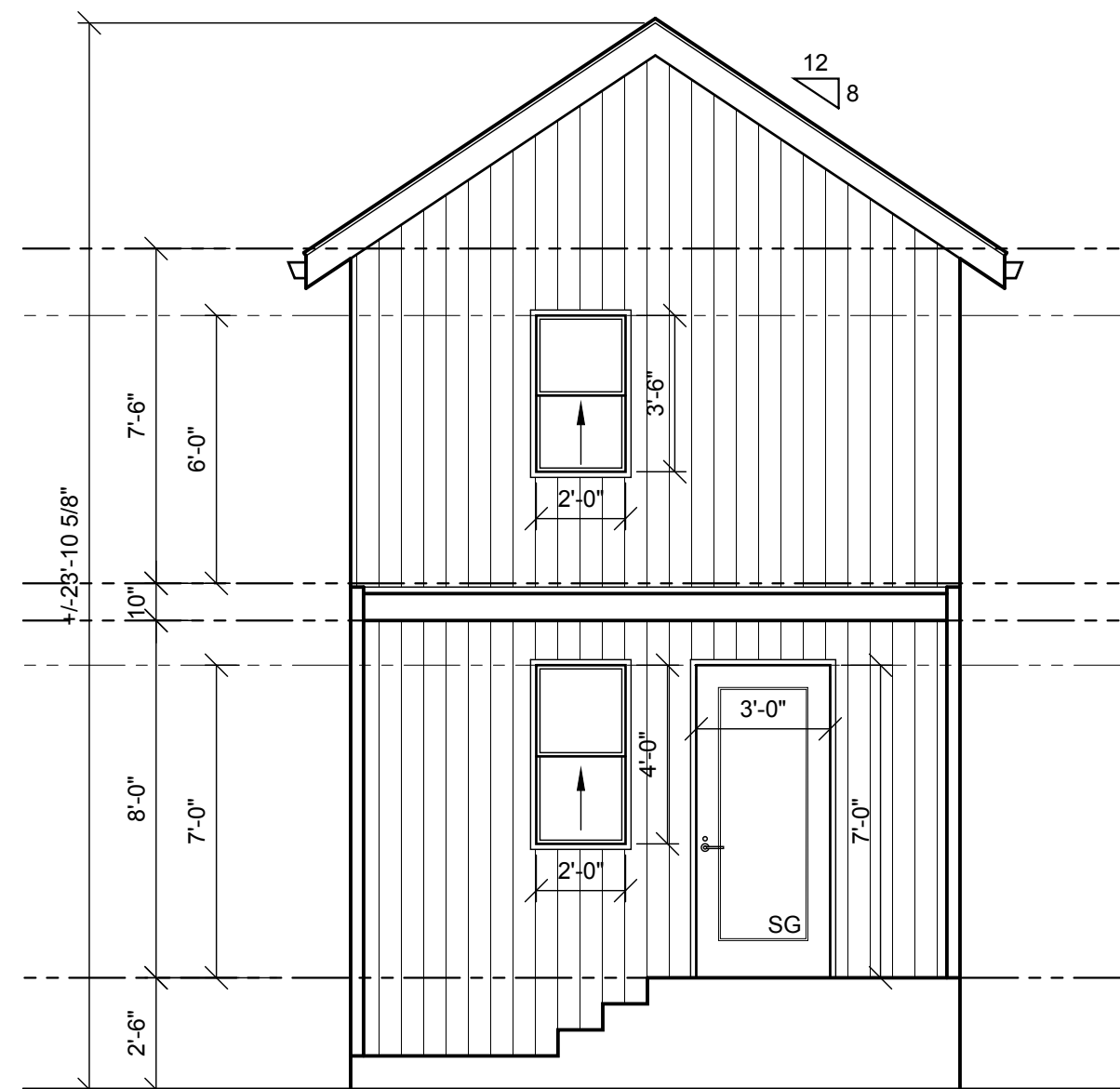
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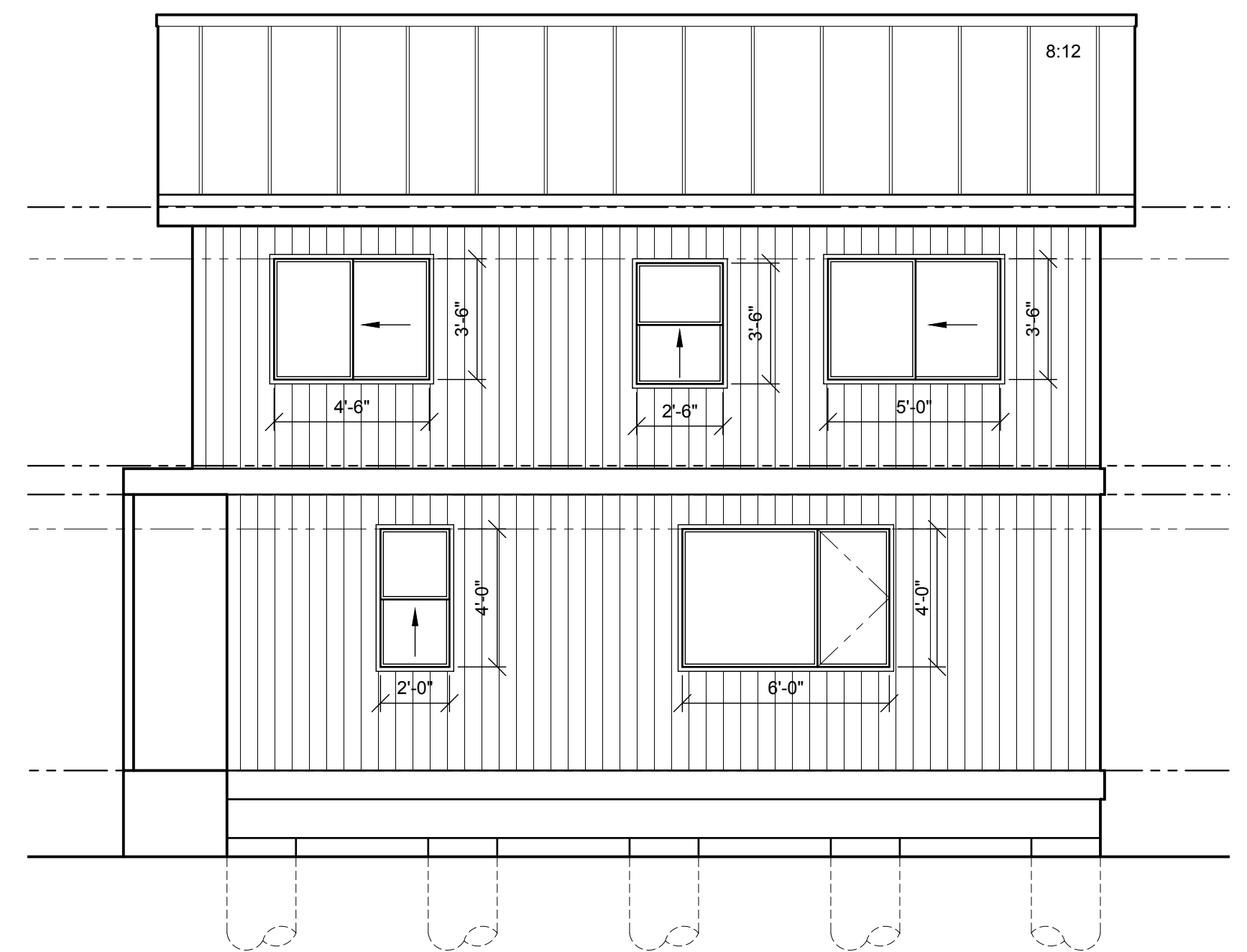
**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



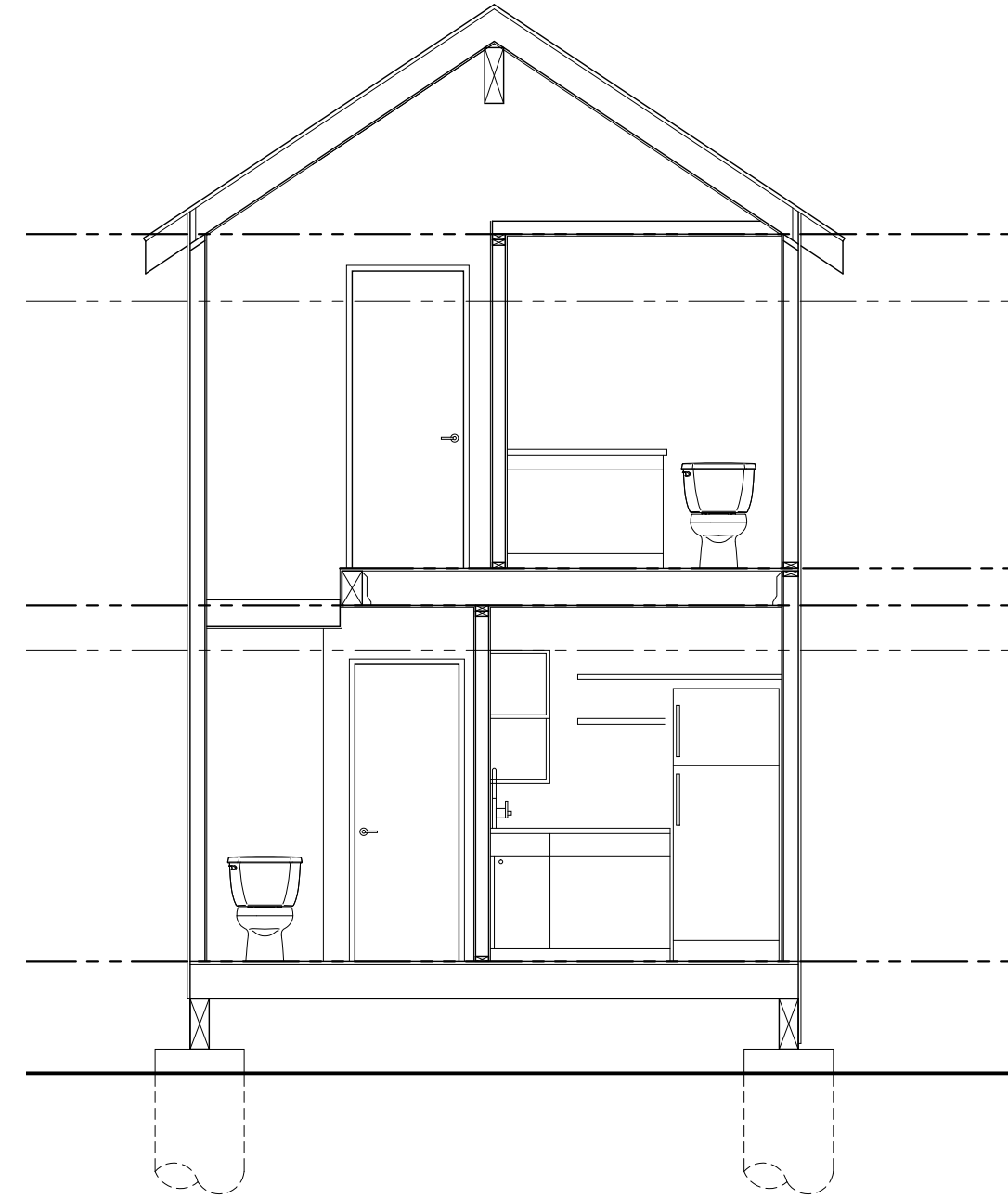
**SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



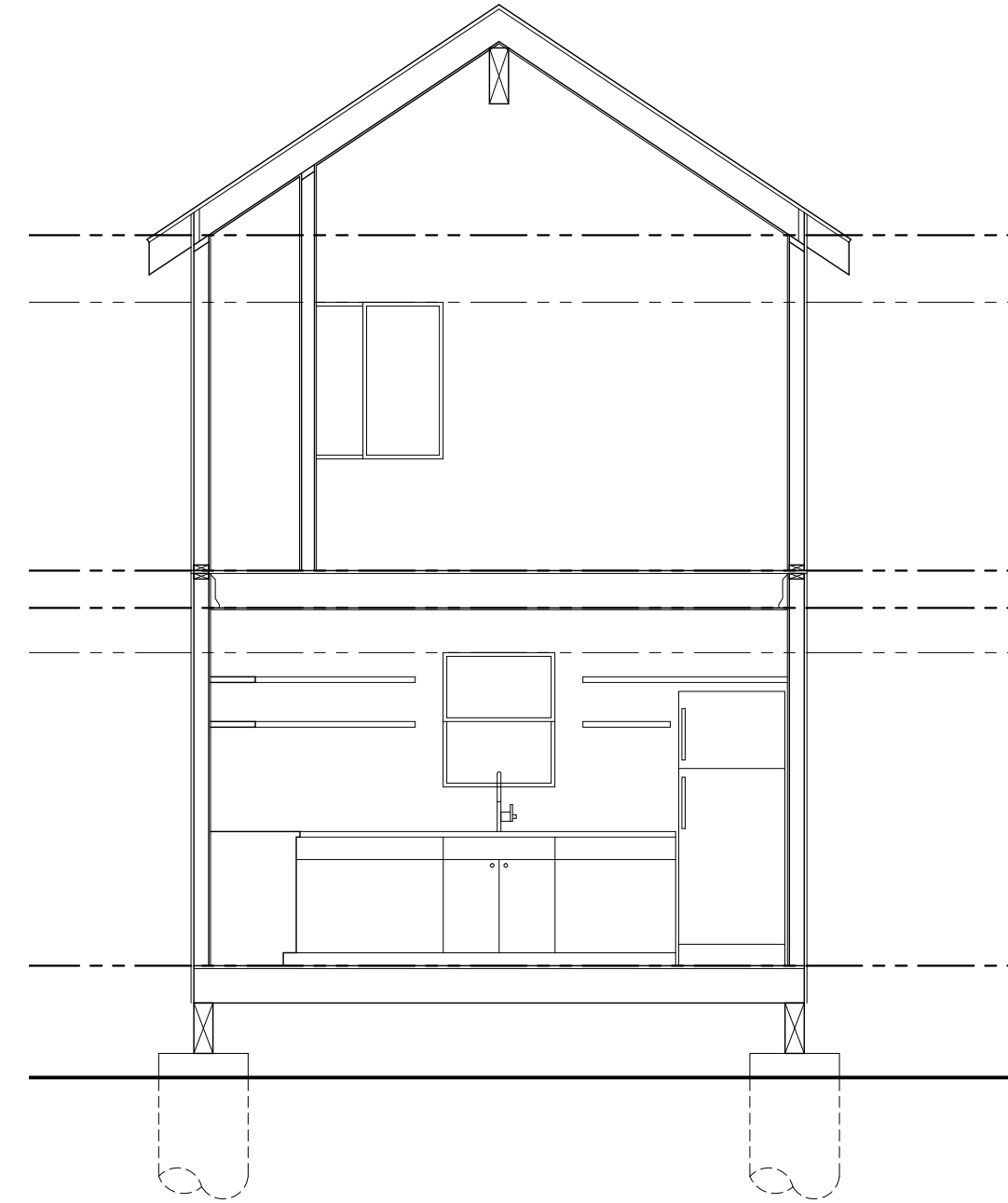
**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



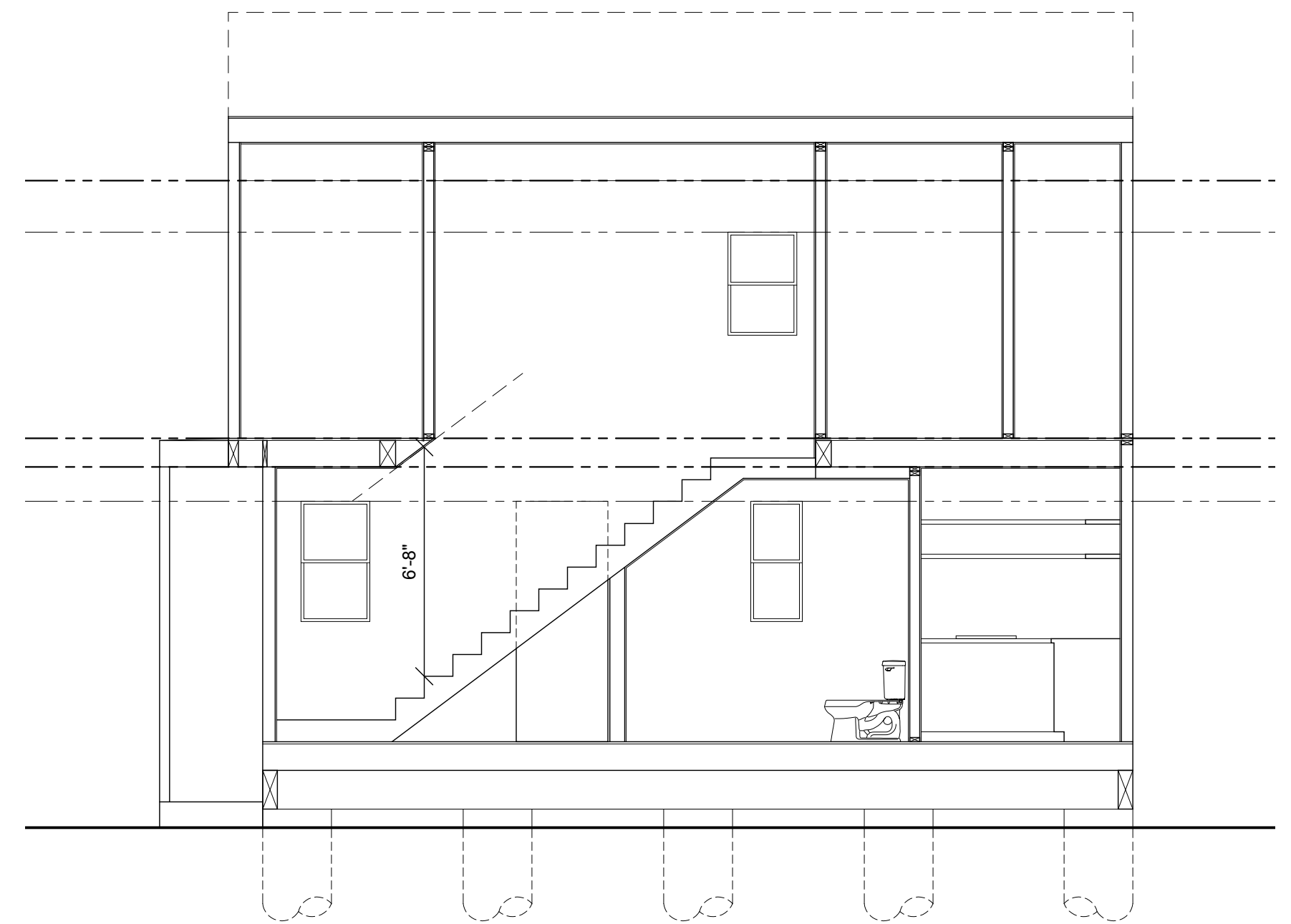
**SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**SECTION "C"**  
SCALE: 1/4" = 1'-0"



**SECTION "B"**  
SCALE: 1/4" = 1'-0"



**SECTION "A"**  
SCALE: 1/4" = 1'-0"



**Elevations  
Sections**

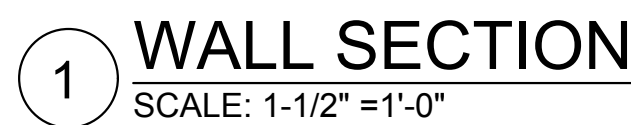
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A4.0



DECK RAILS ARE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP AND HAVE ATTACHMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING.

